

Housing LIN - HAPPI 15 Years On
19 December 2023

**Pollard
Thomas
Edwards**

HAPPI design – The Future of Place



Older people belong at the centre of life, not at the edge



- 
- Later Living leads residential design
 - IRCs can build places
 - BtR has lessons for Later Living
...and some things to learn

Residential design





Ten components for the design of housing for older people.
HAPPI RECOMMENDS THAT:



Generous top floor flat at Flurgarten, St Gallen

the new retirement homes should have generous internal space standards, with potential for three habitable rooms and designed to accommodate flexible layouts



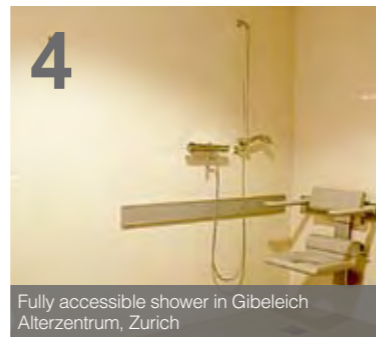
Sunny circulation with a view, de Plussenburgh, Rotterdam

care is taken in the design of homes and shared spaces, with the placement, size and detail of windows, and to ensure plenty of natural light, and to allow daylight into circulation spaces



Balcony as garden in Maartenshof dementia unit, Groningen

building layouts maximise natural light and ventilation by avoiding internal corridors and single-aspect flats, and apartments have balconies, patios, or terraces with enough space for tables and chairs as well as plants



Fully accessible shower in Gibeleich Alterzentrum, Zurich

in the implementation of measures to ensure adaptability, homes are designed to be 'care ready' so that new and emerging technologies, such as telecare and community equipment, can be readily installed



Access deck as defensible space at Sankt Antonius, Stuttgart

building layouts promote circulation areas as shared spaces that offer connections to the wider context, encouraging interaction, supporting interdependence and avoiding an 'institutional feel', including the imaginative use of shared balcony access to front doors and thresholds, promoting natural surveillance and providing for 'defensible space'



Lively social space at de Plussenburgh, Rotterdam

in all but the smallest developments (or those very close to existing community facilities), multi-purpose space is available for residents to meet, with facilities designed to support an appropriate range of activities – perhaps serving the wider neighbourhood as a community 'hub', as well as guest rooms for visiting friends and families



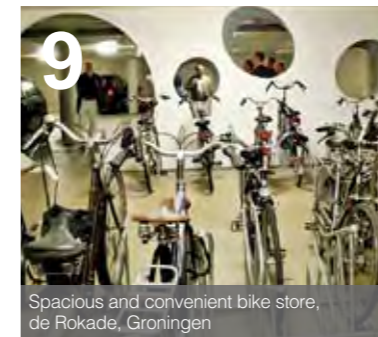
Manicured gardens for sustainable drainage, Pad 55, Pickering

in giving thought to the public realm, design measures ensure that homes engage positively with the street, and that the natural environment is nurtured through new trees and hedges and the preservation of mature planting, and providing wildlife habitats as well as colour, shade and shelter



Expressive awnings at Irchel, Zurich

homes are energy-efficient and well insulated, but also well ventilated and able to avoid overheating by, for example, passive solar design, the use of native deciduous planting supplemented by external blinds or shutters, easily operated awnings over balconies, green roofs and cooling chimneys



Spacious and convenient bike store, de Rokade, Groningen

adequate storage is available outside the home together with provision for cycles and mobility aids, and that storage inside the home meets the needs of the occupier

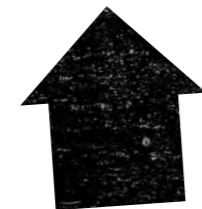


Shared surfaces, Bo01, Malmö

shared external surfaces, such as 'home zones', that give priority to pedestrians rather than cars, and which are proving successful in other countries, become more common, with due regard to the kinds of navigation difficulties that some visually impaired people may experience in such environments.

London Housing Design Guide

INTERIM EDITION



MAYOR OF LONDON

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HOUSING SUPPLEMENTARY PLANNING G

MARCH 2016

LONDON PLAN 2016
IMPLEMENTATION FRAMEWORK

MAYOR OF LONDON

London Plan Guidance

Housing Design Standards

June 2023

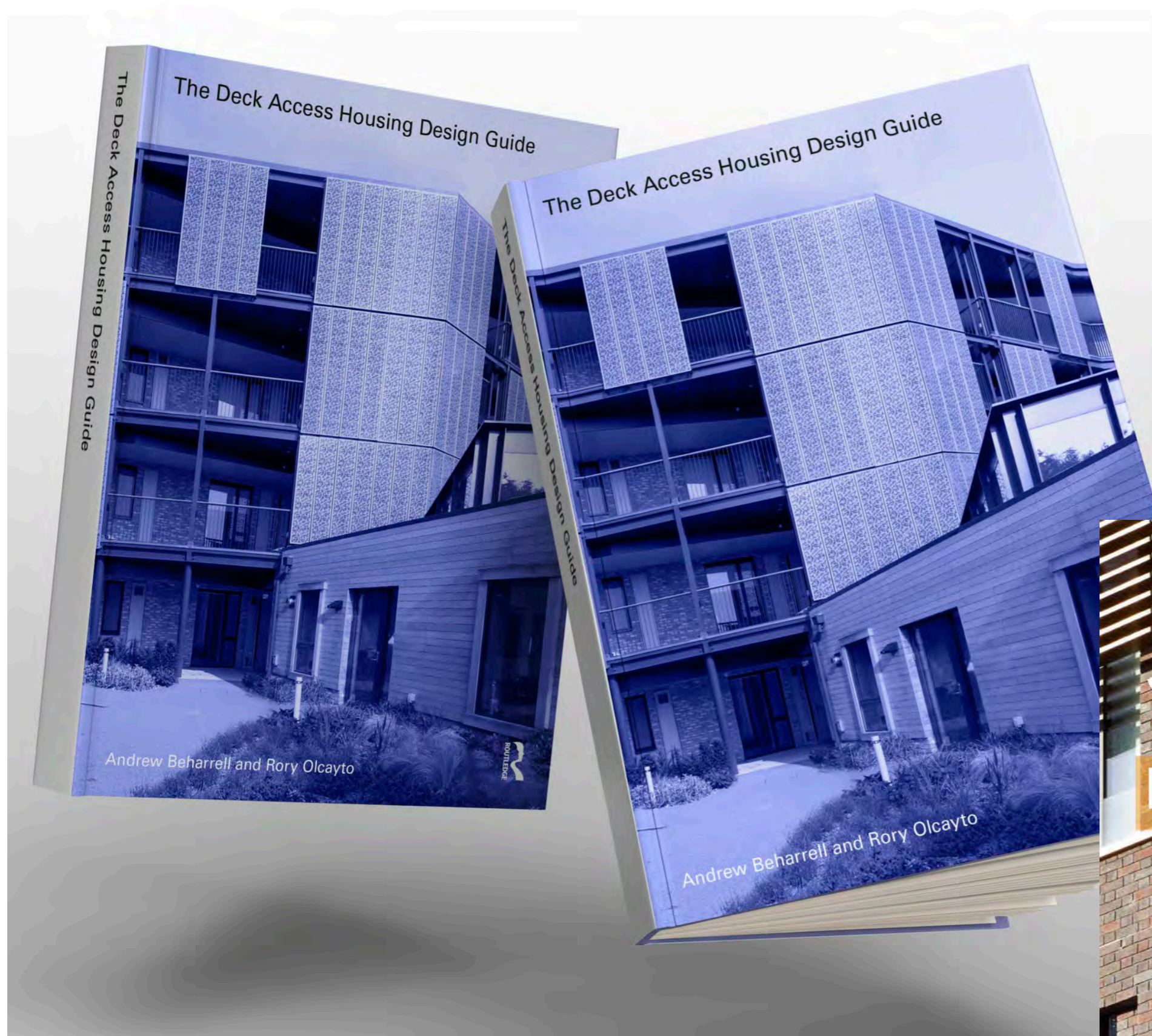
Colby Lodge, London



Walthamstow and Chingford Almshouse Charity







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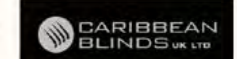
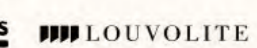
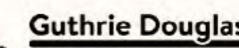
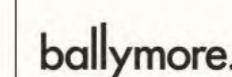
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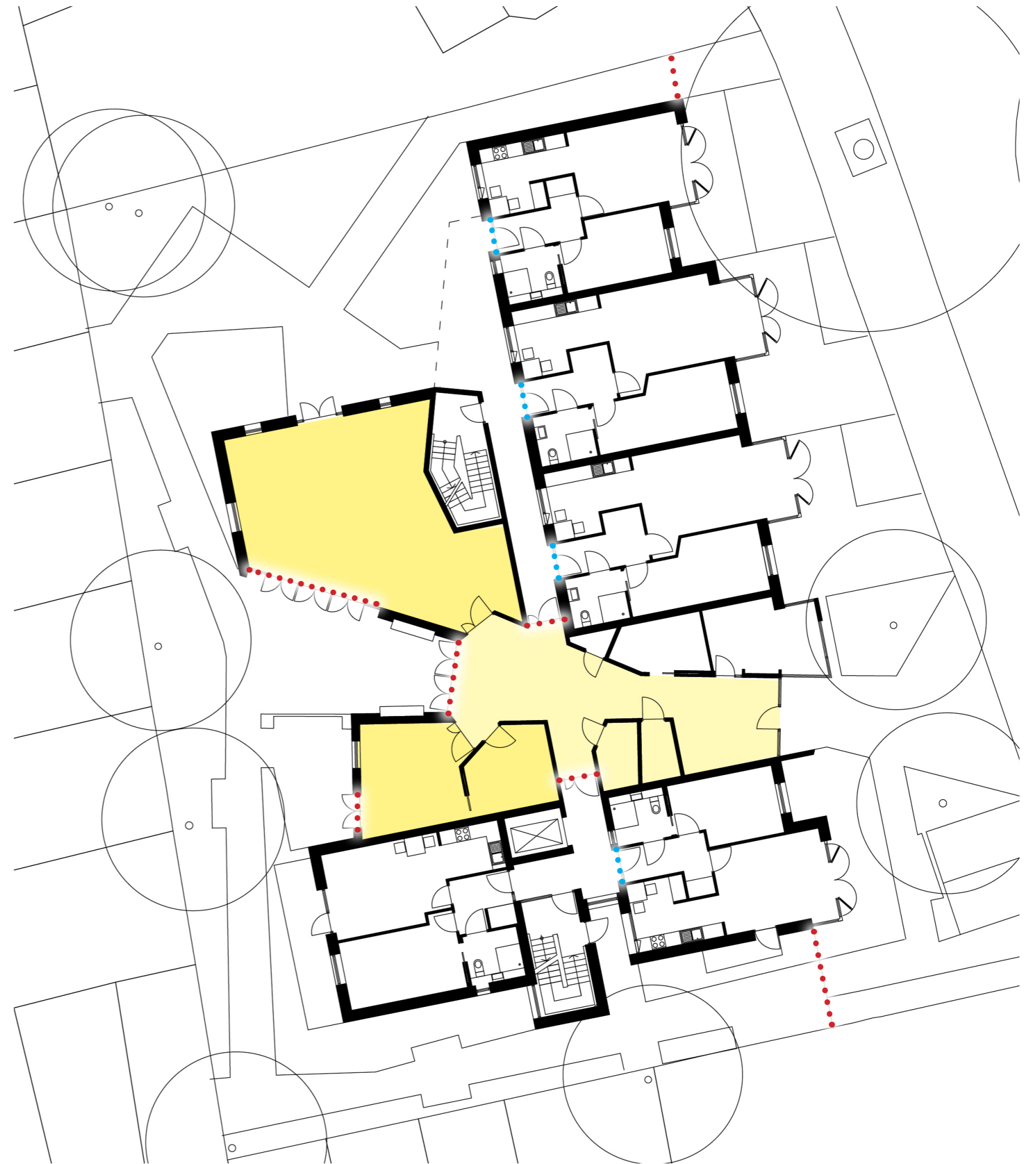


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IRCs and their neighbours

FIG. 1: Spectrum of housing options according to intensity of care, with case studies and statistics (see also fig. 3, p.16, and the list of case studies, p.58.)



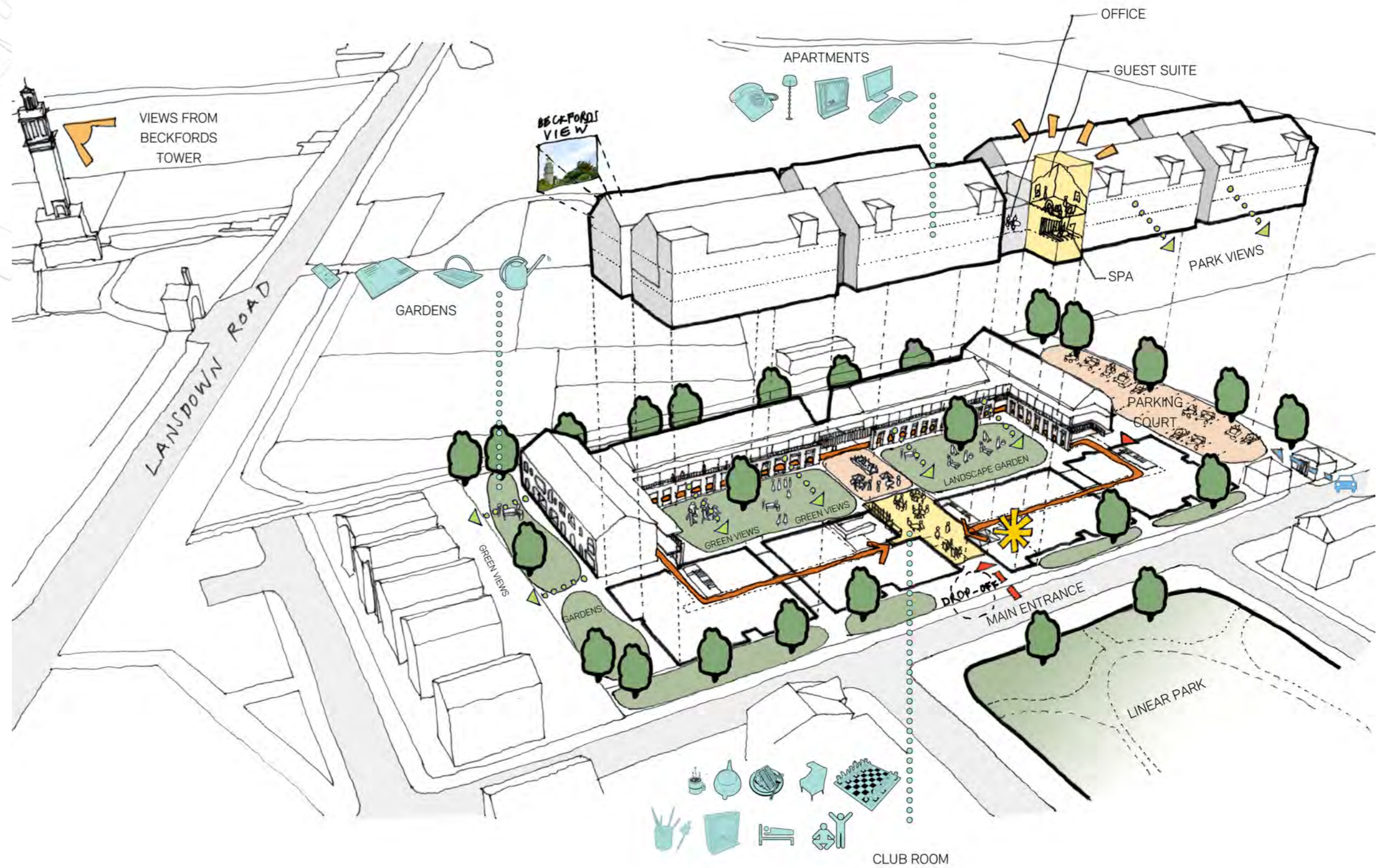
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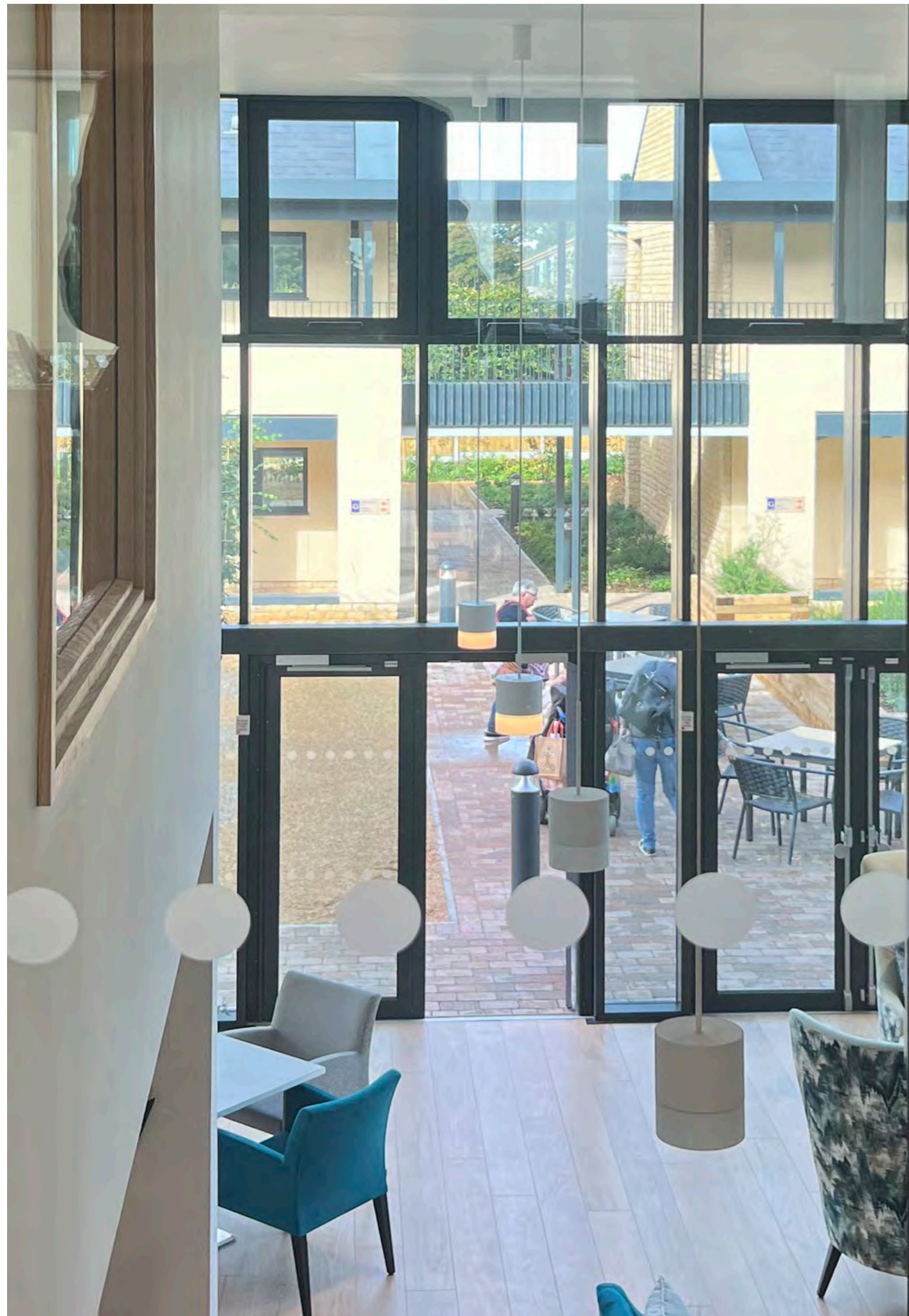


Pemberley Place, Bath



Anchor





Woodside Square, London



Anchor







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Later Living and Build to Rent



Scenario	Description	Capital Cost	Plant Requirements	Carbon Emissions	Compliance 2012	Compliance 2020	Maintenance	Practicality/ Operation	Running Costs	Payback Period	Future Proofing	Overall
A Gas Combi Boiler	Gas combination boiler located in each apartment providing space heating and hot water	Per Apartment: £5,915 Total Cost: £343,070	Landlords: Boiler plant room 35m ² Apartment: Combi boiler located on external wall in cupboard (approx. 550W x 350D x 1350H)	2012: 14 kg.CO ₂ /m ² /yr 2020: 15 kg.CO ₂ /m ² /yr	DER: 13% DFEE: 18%	DER Option 1: -24% Option 2: -37% DPER: Option 1: -28% Option 2: -50%	Annual boiler service and gas safety inspection by Gas Safe registered engineer	Easy to use central control to set preferred temperature in each zone or room. System people are familiar with. Loss of heating/DHW will only effect one apartment if there is a breakdown. UFH possible	Per Apartment: £150-250	0 years	Individual apartment refurbishment. Either direct electric or hydrogen/ biogas blends in gas network	Rank: 3 Score: 32/45
		★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	
B Estate Wide Boiler with HIU	Central energy centre housing gas boiler for District Heating Network (LTHW) Each apartment connected to network via Heat Interface Unit (HIU)	Per Apartment: £5,221 (-£694) Total Cost: £302,840 (-£40,230)	Central: Boiler plant room 40m ² Apartment: Utility cupboard approx. 2000W x 800D	2012: 15 kg.CO ₂ /m ² /yr 2020: 21 kg.CO ₂ /m ² /yr	DER: 8% DFEE: 18%	DER Option 1: -21% Option 2: -28% DPER: Option 1: -65% Option 2: -93%	Annual plant maintenance centrally. Annual safety inspection of apartment HIU and pressure relief valves	Easy to use central control to set preferred temperature in each zone or room. Loss of a single boiler could result in all apartments receiving a reduced amount of heat.	Per Apartment: £200-£300	0 years	Allows central plant to be upgraded with current technology, individual apartments will also require an upgrade.	Rank: 4 Score: 26/45
		★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	
C Direct Electric with Immersion Heater	Direct electric DHW and electric panel heaters serving each apartment.	Per Apartment: £4,122 (-£1,793) Total Cost: £239,100 (-£103,970)	Central: Hot water cupboard at ground floor approx.1600W x 1600D. Point of use hot water could be provided to upper floors. Apartment: Utility cupboard approx. 2000W x 800D	2012: 21kg.CO ₂ /m ² /yr 2020: 8 Kg.CO ₂ /m ² /yr	DER: 8% DFEE: 18%	DER Option 1: 34% Option 2: 27% DPER: Option 1: -25% Option 2: -47%	Annual inspection and testing of electrical panel radiators and hot water cylinders	Easy to use central control to set preferred temperature in each zone or room. Electric panel heaters will take up wall space.	Per Apartment: £300-£400	0 years	Individual apartment refurbishment.	Rank: 5 Score: 27/45
		★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	★★★★★	





If you'd like to know more about our Later Living experience please get in touch...



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